

PB# 87-70

**Gallagher Trucking
(Showroom)**

9-1-23.1

GALLAGHER TRUCKING SHOWROOM

87-70

490 511-8

NWT 5-88-M

County File No.

COUNTY PLANNING REFERRAL
(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of Gallagher Trucking

for a Site Plan

County Action: Returned for local determination

LOCAL MUNICIPAL ACTION
The Above-cited application was:

Denied Approved

Approved subject to County recommendations

.....
(Date of Local Action) (Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.

General Receipt 9341

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Gallagher Trucking Dec 8 19 87
K.W.G. Realty Corporation \$ 25.00

Twenty-five and 00 100 DOLLARS

For Planning Board Application Fee 87-70

| DISTRIBUTION | | |
|---------------------|------|----------------|
| FUND | CODE | AMOUNT |
| <u>Check # 4203</u> | | <u>\$25.00</u> |
| | | |
| | | |

By Pauline H. Townsend
Town Clerk

General Receipt 9854

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of K.W.B. Realty Corp. (# 87-70) May 24 19 88
\$ 172.50

One hundred seventy-two and 50 100 DOLLARS

For \$100.00 Site Plan Fee \$72.50 Engineering Fee

| DISTRIBUTION | | |
|--------------------|------|---------------|
| FUND | CODE | AMOUNT |
| <u>Check # 259</u> | | <u>172.50</u> |
| | | |
| | | |

By Pauline H. Townsend
Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

MEMORANDUM

23 May 1989

TO: TOWN OF NEW WINDSOR PLANNING BOARD
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER
SUBJECT: GALLAGHER TRUCKING (P/B # 87-70)

This memorandum is intended to advise the Board of a field visit held on 17 May 1989 between the undersigned and Building Inspector Michael Babcock. The purpose was a site completion inspection at the time of the request for Certificate of Occupancy.

The following items have been revised in the field during the construction due to field conditions:

- 1) The fence indicated on the plan along the South property line to be "relocated" will be left in its current location to avoid problems with the adjacent owner, Mr. Mans.

The parking spaces along that fence line are being turned 90 degrees, to run parallel to the fence.

- 2) The elevated platform on the southeast side of the building is not being constructed; handicapped access is being provided from the northeast side. The handicapped parking spaces are also being moved to that side of the building.
- 3) The new parking areas around the new building and to its sides is now paved, not gravel as was approved on the plan. Aisle lines will be painted in the truck storage areas and individual parking spaces will be delineated for customer parking.

With regard to the manner of striping for the storage areas, we contacted Fire Inspector Bob Rodgers, who indicated such method was acceptable.

Other items not completed at the time of inspection have been brought to the owner's attention and he has indicated that same will be completed by the end of this week so, therefore, the need for a site plan completion bond is not anticipated at this time.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. Edsall', written over a horizontal line.

Mark J. Edsall, P.E.
Planning Board Engineer

5-11-88

Mr. Greg Shaw and Mr. Gallagher came before the Board representing this proposal.

Mr. Shaw; There is a lot of lines on the drawing. What we are requesting is approval to build this structure. It is a 57 by 60 foot one story building which is going to be the new truck showroom and office area. The line work you see is that we have tried to present all the information that presently exists on the site, such as the one structure which constituted the office part and the warehouse and garage. Plus, try and take all vehicles that are presently on Gallagher's site and put them in an orderly fashion for the Board's benefit and for Gallagher's benefit. The parcel, just to bring the Board up to date, that we are discussing is also to the City of Newburgh line. We came before the Board in January of this year to initially present our drawings. This is in a PI zone. Use of the facility was not consistent with the PI zone. At that point in time, the Planning Board suggested that we go to the Zoning Board of Appeals recognizing full well that we weren't expanding our facility 30 percent, that we had to get a determination from them that the use had their blessing. We did go before the Zoning Board of Appeals and we had the public hearing and we did get their approval. In my latest correspondence with the Planning Board, I sent you a copy of that. So we are back before you now consistent with the Zoning and we are requesting site plan approval for one structure which would be the new structure sales showroom constituting a little less than 3600 square feet.

Mr. Van Leeuwen: I make a motion that the Planning Board of the Town of New Windsor give final approval to the Gallagher site plan.

Mr. Lander: What do we have from the Fire Bureau?

Mr. Scheible: The site plan or map was disapproved by the Fire Bureau. Inconceivably, how organized parking and traffic control can be maintained on gravel pavement. Apparently, access roadway system parking lot with appropriate pavement markings seems to be established for the site plan.

Mr. Edsall: There is 200 trucks neatly organized on oil and chips.

Mr. McCarville: I will second that motion.

ROLL CALL:

| | |
|-----------------|-----|
| MR. LANDER | AYE |
| MR. JONES | AYE |
| MR. PAGANO | AYE |
| MR. VAN LEEUWEN | AYE |
| MR. MC CARVILLE | AYE |
| MR. SCHIEFER | AYE |
| MR. SCHEIBLE | AYE |

Mr. McCarville: I make a motion that the Planning Board of the Town of New Windsor make a negative declaration with regard to SEQR in the Gallagher site plan.

Mr. Lander: I will second that.

ROLL CALL:

| | |
|-----------------|-----|
| MR. LANDER | AYE |
| MR. JONES | AYE |
| MR. PAGANO | AYE |
| MR. VAN LEEUWEN | AYE |
| MR. MC CARVILLE | AYE |
| MR. SCHIEFER | AYE |
| MR. SCHEIBLE | AYE |



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MARK J. EDSALL, P.E.
Associate

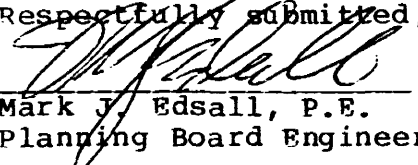
Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: GALLAGHER TRUCKING SITE PLAN
PROJECT LOCATION: ROUTE 32 (NORTH SIDE)
PROJECT NUMBER: 87-70
DATED: 11 MAY 1988

1. The applicant has submitted a plan for the construction of a new Truck Sales Showroom to the south of the existing Gallagher Trucking Facilities. The plan was previously reviewed at the 27 January 1988 Planning Board meeting, when it was forwarded to the Zoning Board of Appeals for action.
2. It is my understanding that the Zoning Board of Appeals has taken favorable action on the application.
3. If the proposed expansion is determined acceptable by the Planning Board, the Planning Board should verify that the bulk requirements for this expansion should be based on the same use, as indicated in the C-Zone.
4. The Board should note, and further discuss, the report from the Fire Prevention Bureau with regard to the project.
5. At such time that additional determinations are made by the Planning Board, further engineering review will be made and comments provided as necessary.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEcao
Gal.cao

TOWN OF NEW WINDSOR PLANNING BOARD
TRACKING SHEET

PROJECT NAME: New Truck Sales Show room

PROJECT NO. : 87-70

TYPE OF PROJECT: Subdivision _____ Site Plan ☒
 Lot Line Change _____ Other (Describe) _____

TOWN DEPARTMENT REVIEWS:

| Date | Date | Not |
|-------|-----------|----------|
| App'd | Not App'd | Required |

Planning Board Engineer
Highway
Buf. Fire Prev.
Sewer
Water
Flood

| | | |
|----------------|----------------|-------|
| <u>5/17/88</u> | <u>2-23-88</u> | _____ |
| <u>✓</u> | <u>1-28-88</u> | _____ |
| _____ | <u>4-28-88</u> | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

OUTSIDE DEPT./AGENCY REVIEWS:

DOT
DEC
O/C PLANNING
O/C HEALTH
NYSDOH
OTHER (SPECIFY) _____

4-88 2-2-88

2-3-88

SEOR: Lead Agency Action
Determination _____

EAF Short ☒ Long _____ Submitted _____ Accepted _____

Proxy: Filed Yes Representative Gregory Shaw

PUBLIC HEARING: Held (DATE) _____ Waived* _____
Other _____

(* Minor Subdivision and Site Plans only.)

TIME SEQUENCING:
(SUBDIVISIONS)

| | |
|------------------------------|--------------------------------------|
| Sketch Plan Date _____ | + 30 days = Action Date _____ |
| Preliminary P/H Date _____ | + 45 days = Action Date _____ |
| Preliminary App'l Date _____ | + 6 months = Final Resub. Date _____ |
| Final Plan Date _____ | + 45 days = Final App'l Date _____ |

TIME SEQUENCING:
(SITE PLANS)

| | |
|--------------------------------|------------------------------------|
| Presubmission Conf. Date _____ | + 6 months = Submittal Date _____ |
| First Meeting Date _____ | + 90 days = Final App'l Date _____ |

AS'OF: 05/20/88

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD
TASK: 87- 70

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

| | | | | | | | | | | -----DOLLARS----- | | | |
|-------------|-------|----------|------|------|----------------------|-------|------|-------|-------|-------------------|---------|--|--|
| TASK-NO | REC | --DATE-- | TRAN | EMPL | ACT DESCRIPTION----- | RATE | HRS. | TIME | EXP. | BILLED | BALANCE | | |
| | | | | | | | | | | | | | |
| 87-70 | 9463 | 01/26/88 | TIME | MJE | MC GALLAGHER SITE PL | 40.00 | 0.50 | 20.00 | | | | | |
| 87-70 | 10173 | 02/19/88 | TIME | MJE | MC GALLAGHER ZBA REF | 40.00 | 0.50 | 20.00 | | | | | |
| 87-70 | 13997 | 05/09/88 | TIME | MJE | MC GALLAGHER | 40.00 | 0.30 | 12.00 | | | | | |
| 87-70 | 13675 | 05/11/88 | TIME | CAD | CL GALLAGHER TRUCK | 17.00 | 0.50 | 8.50 | | | | | |
| 87-70 | 13998 | 05/11/88 | TIME | MJE | MC GALLAGHER | 40.00 | 0.30 | 12.00 | | | | | |
| | | | | | | | | ===== | ===== | ===== | ===== | | |
| TASK TOTAL | | | | | | | | 72.50 | 0.00 | 0.00 | 72.50 | | |
| | | | | | | | | | | | | | |
| | | | | | | | | ===== | ===== | ===== | ===== | | |
| GRAND TOTAL | | | | | | | | 72.50 | 0.00 | 0.00 | 72.50 | | |

100.00
172.50

Called

pd 5-24-88

Gallagher

87-70

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, SEWER, ~~HIGHWAY~~ REVIEW FORM: D. P. W.

The maps and plans for the Site Approval GALLAGHER TRUCK
Subdivision _____ as submitted by
Shaw for the building or subdivision of
_____ has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason.

Fred Lugo Jr. (M)
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

5/17/88
DATE

● Gallagher Trucking ●

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, ~~REVIEW~~ O.C.H. O.C.P.
WATER, SEWER, ~~REVIEW~~ REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by _____
_____ for the building or subdivision of
GALLAGHER Truck has been
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason.

no objection
no change to entrance,

Dr. Greene
HIGHWAY SUPERINTENDENT
W. S. D. I. H. H. H.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



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MARK J. EDSALL, P.E.
Associate

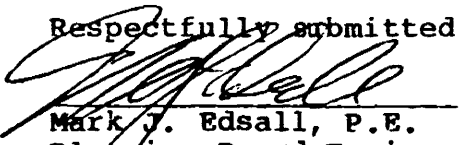
Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Gallagher Trucking Site Plan
PROJECT LOCATION: Route 32 (North side)
NEW WINDSOR #: 87-70
27 JANUARY 1988

- 1). The Applicant has submitted a plan for the construction of a new Truck Sales Show Room to the south of the existing Gallagher Trucking Facilities.
- 2). The proposed use is not a Use-by-Right or by-Special-Permit under the PI Zone. As such, the Board may wish to consult with the Planning Board Attorney as to the need for a variance for the expansion of the non-conforming use (Depending upon degree of expansion).
- 3). After it has been determined that the proposed expansion is acceptable, the Board should determine what bulk requirements are required for the Site Plan. The plan as submitted references the requirements for this type use in the C Zone.
- 4). It would be advisable that the Board discuss the actual scope of proposed work (overall) for the project. This discussion, with the delineation of "Existing" vs. "Proposed" as shown on the plans, will be the basis of my Engineering Review following the required determinations indicated above.
- 5). The plan should include some Percolation Test and Deep-Pit Observation Data for the proposed Sanitary System of the new structure.
- 6). Upon the items referenced above being resolved, the plan should be distributed to Town Departments and my complete Engineering Review of the submitted Site Plan will be made and comments provided as required.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer
MJE:ml
gal

TOWN OF NEW WINDSOR
BUREAU OF FIRE PREVENTION
SITE PLAN REVIEW FORM

PLANNING BOARD
REFERENCE NUMBER: 87-70

FIRE BUREAU
REFERENCE NUMBER: 88-03

SITE PLAN FOR: Gallagher Trucking

ADDRESS: Windsor Highway; New Windsor, New York 12550

The aforementioned site plan or map was reviewed by the BUREAU OF FIRE PREVENTION at a meeting held on 23 February 1988.

 The site plan or map was approved by the BUREAU OF FIRE PREVENTION.

✓ The site plan or map was disapproved by the BUREAU OF FIRE PREVENTION for the following reason(s).

It is unconceivable how organized parking and traffic control
can be maintained on gravel pavement. A permanet access roadway system
parking lot with appropriate pavement markings needs to be established
for this site plan.

SIGNED: Richard G. Harvey



Louis Heimboch
County Executive

81
Department of Planning
& Development

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

February 23, 1988

Mr. Henry Scheible, Chairman
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12550

Re: Site Plan, Gallagher Trucking
Route 32
Our File No. NWT 5-88-M

Dear Mr. Scheible:

We have reviewed and inspected the site proposed for the new Gallagher Trucking sales showroom in accordance with Section 239, paragraphs l and m of the General Municipal Law.

Since the project requires the installation of a new septic system, the proposed location should be tested. Percolation tests need to be performed. Also, according to the Orange County Soil Survey, pollution of the water table by septic effluent is a hazard because of the very rapidly permeable substratum associated with Hoosic gravelly sandy loam (HoB) soils. However, careful design and installation of septic tank absorption fields minimize this hazard.

As part of the review process, the Board should require the submission of a landscape plan. Landscaping improves the aesthetic value and general appearance of a site. Since the general area surrounding the site is fully developed, landscaping would help to distinguish the site from the other automobile/truck sales showrooms located along Route 32. Landscaping also improves air quality, deflects winds, reduces noise and helps control erosion and run-off.

Since the above matters are mainly of local concern, we recommend local determination. If you have any questions, please don't hesitate to call.

Very truly yours,

Peter Garrison

Commissioner of Planning & Development

PG:CM:mj
Enclosure

Reviewed by:
Cheryl Mergo, Planner

ZONING BOARD OF APPEALS

FEBRUARY 22, 1988

REVISED AGENDA:

7:30 P.M. - ROLL CALL

Motion to accept the minutes of the February 8, 1988 meeting as written.

PRELIMINARY MEETING:

P.H. 1. GALLAGHER TRUCKING - Matter referred from Planning Board. Conceptual approval given pending ZBA approval for use in PI zone and/or extension of non-conforming use. Present: Greg Shaw, P.E., Shaw Engineering.

P.H. 2. KULLBERG, KARL - Request for (1) 4,530 s.f. area variance for lot #1 and (2) 4,400 s.f. lot area variance for lot #2 - two lot subdivision referred by Planning Board. Location: Off Ash Street in R-3 zone. (No town water available-sewer is available).

P.H. 3. PAOLA, BETTY - Request referred by Planning Board for two lot subdivision - Lot #1 requires 10.75 ft. sideyard and Lot #2 requires 10.75 ft. sideyard, also. Location: Union Avenue off Mac Nary Lane in R-4 zone.

TO SHOW 4. FREEDOM ROAD REALTY - SECOND PRELIMINARY - Applicant is seeking two front yard variances for two additions located on northside and southside of Insulpane building - 335 Temple Hill Road in PI zone. ZBA requested additional information, i.e. original building permit, architectural renderings, etc. Present: Pat Kennedy.

TABLE 5. DUFFER'S HIDEAWAY - Referred by Planning Board for variances for construction of a batting cage addition to golf driving range located on Route 3. within a PI zone.

PUBLIC HEARING:

DISAPPROVED 6. ROTWEIN, PERRY - Matter referred by Planning Board for area variances. Applicant plans to subdivide property into two lots located on southside of Little Britain Road. Pat Kennedy present representing applicant. Variances required:

- Lot #1- (1) 35 ft. lot width;
- (2) 11 ft. sideyard;
- Lot #2- (3) 1 ft. 7 in. side yard
- (4) 11 ft. rear yard

6. FORMAL DECISION - KUBICH, RANDALL.

ADJOURNMENT

PAT 565-8550 (o)
562-7107 (h)

OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
ORANGE COUNTY, N.Y.

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

File No. 87-70

Date 19 FEB '88

To: KWG REALTY CORP.
P.O. BOX 2628
NEWBURGH N.Y. 12550

PLEASE TAKE NOTICE that your application dated _____
for (~~Subdivision~~ - Site Plan) _____
located at WINDSOR HWY. ROUTE 32

is returned herewith and disapproved for the following reasons.

USE IS LOCATED IN PI ZONE AND USE PROPOSED
IS NOT PERMITTED BY RIGHT OF SPECIAL PERMIT

SEE PLANNING BOARD MINUTES
ATTACHED (27 JAN 1988 MTG.)


Planning Board Chairman
HENRY SCHEIBLE

Requirements ***Min. Lot Area 25 Acres.Min. Lot Width 1000 Ft.Req'd Front Yd. 400 Ft.Req'd. Side Yd. 400/800 Ft.Req'd. Rear Yd. 400 Ft.

Req'd. Street

Frontage* N/AMax. Bldg. Hgt. 47 Ft. to L.L. = 46.7'Min. Floor Area* N/ADev. Coverage* N/A %Floor Area Ratio^{**} .1Proposed or
Available11.36 A.522 Ft.195 Ft.140/665 Ft465 Ft.N/A18 FtN/AN/A %.052Variance
Request13.64 A478 Ft.205 Ft.260/135 Ft.————— %—

* Residential Districts only

** Non-residential Districts only

*** Based on Most Restrictive Bulk
Reqs for Zone of Project.

APPROVED 3-14-88

Mr. Gregory Shaw came before the Board representing his proposal along with Frank Gallagher.

Mr. Shaw: For the record, my name is Gregory Shaw and I am representing this proposal and this is Mr. Frank Gallagher. Our proposal before you tonight is the approval of a 57' x 60' building for this portion of the side which is going to be for the new trucks sales/showroom. The subject parcel is 11.36 acres and lies with its lines sharing the Town of New Windsor with a small portion of the City of Newburgh. The parcel is in a PI Zone and the zoning schedule and site plan have been designed on a zoning designation of design shopping. A vehicle salesroom is not a permitted use in planned industrial. It is in a design shopping and that is what we predicated our site plan on. The overall parcel as you can see is about 11 acres. There is an awful lot of line work on the parcel but the area under construction is this particular area

as indicated on the plan.

Mr. Van Leeuwen: It is not under construction yet?

Mr. Shaw: No, I hope to once we get the building permit. What you see on the drawing is a lot of line work which designates the parking spaces. These are not new. What I have done is sat down and pretty much taken what is required with respect to parking under the ordinance and put it to the site. What we need is substantially more than what we are required to provide. On the parking schedule for the existing building where we are required to provide 36 spaces based on four spaces per bay, we are providing 101. With respect to employee parking, we are required to provide 27 and we are providing 79. With respect to the new facility, 21 spaces again where we are providing 168. So you are looking at 340 spaces throughout the entire plan.

Mr. Van Leeuwen: I really don't think there is any question about the parking.

Mr. Shaw: I didn't want the Board to get confused. We are not generating new parking. The purpose of this is not that we are going to be generating new vehicles. The vehicles that are going to be parked in these spaces are on the site now. We are not going to be generating more traffic or utilizing more of the land area for this facility. If you take a look on Route 32 everyday you ride by you will see that this area has the light duty pickup trucks. We are going to put it in a more orderly fashion. For the other members of the Board the facility is comprised of heavy duty trucks as the acting chairman has said, school buses, rental, coaches, coaches that are used on a daily basis, and also in this particular area light duty parking. The point I want to touch on and maybe we can get some feed back from the building inspector. This is in a PI zone and a truck sales falls under design shopping zone and we are of the opinion that we fall under a grandfather clause because we are not exceeding 25%.

Mr. Rones: For expansion of a non-conforming use,

Mr. Shaw: What we are looking for is site plan approval for a 57' x 60' building for a new truck sales showroom.

Mr. Rones: From a procedural point of view so the zoning board has the input of the planning board, perhaps that there will be a concept approval or some type of recommendation from the planning board to the zoning board of appeals on his application for extending the non-conforming use. Maybe there could be some action taken or preliminary finding made with respect to his site plan so that the zoning board would know what the planning board's views are with respect to the application on the non-conforming use.

Mr. Jones: I think they should know.

Mr. Rones: I know they want to know whenever they get a referral from the planning board they want to know what the planning board's views are. When they follow it, it is another story, but they really do want to have the recommendation. The ordinance says that structures devoted to a non-conforming use may be extended to an extent not to exceed 30% of the ground floor area existing at the time of the local law

provided further that the zoning board of appeals find that and then there is a variance finding. The site plan is something which should be acted upon by the planning board but the extent of the non-conforming use is a matter that has to be acted upon by the zoning board of appeals.

Mr. Edsall: You should pass him on to the zoning board of appeals for their determination but pass on a recommendation so that they know how you feel.

Mr. Babcock: Make sure any recommendations are on the record so that we can send the zoning board of appeals a copy of the minutes so that they get your view points please.

Mr. Van Leeuwen: Does anybody have a problem with it?

Mr. Lander: No.

Mr. Pagano: No.

Mr. Jones: No, just that we go along with the zoning board of appeals.

Mr. Jones: I make a motion that we give conceptual approval to the Gallagher Trucking Site Plan and forward this to the zoning board of appeals for their determination on the extension of the non-conforming use.

Mr. Pagano: I will second that motion.

Roll called by Mr. Pagano.

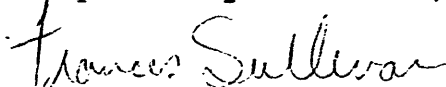
| | |
|-----------------|-----|
| MR. PAGANO: | AYE |
| MR. JONES: | AYE |
| MR. LANDER: | AYE |
| MR. VAN LEEUWEN | AYE |

Mr. Shaw: To expedite the application, is it possible to have the site plan circulated amongst the department heads and start getting their feed back while we go to the zoning board of appeals.

Mr. Babcock: Ok, sure.

Being that there was no further business to come before the Board, a motion was made that the January 27, 1988, New Windsor Planning Board meeting be adjourned by Mr. Jones, second by Mr. Pagano and approved by the Board.

Respectfully submitted,



FRANCES SULLIVAN
Stenographer

87-70

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, ~~REVIEW~~ HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
Shaw Engineering for the building or subdivision of
Gallagher Trucking has been
reviewed by me and is approved _____
disapproved ✓.

If disapproved, please list reason.

No information regarding the disposal of waste water

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

James D. M. [Signature]
SANITARY SUPERINTENDENT

January 28, 1988
DATE

87-70

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Shaw Eng. for the building or subdivision of
Gallagher Trucking has been
reviewed by me and is approved ✓
~~disapproved~~ _____.

~~If disapproved, please list reason.~~

This property has a 2" service connection -
According to the prints, addition will
not interfere with water line.

HIGHWAY SUPERINTENDENT

James J. Davis
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE _____

87-70



COUNTY OF ORANGE

LOUIS HEIMBACH, County Executive

Department of Health

124 MAIN STREET
GOSHEN, NEW YORK 10924 TEL: 914-294-7961

Walter O. Latzko
President, Board of Health

February 3, 1988

RE: Gallagher Trucking
Town of New Windsor

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

Gentlemen:

We have received the site plan for the proposed expansion of this facility.

This is not a facility under our jurisdiction; therefore, we have no authority over their waste disposal. There is a probability that the New York State Department of Environmental Conservation would require that a S.P.D.E.S. permit be obtained for the bus garage's disposal system because it handles commercial/industrial wastes.

Very truly yours,

M. J. Schleifer, P.E.
Assistant Commissioner

MJS:dlb

cc: File

87-70

REC'D. R4

FEB 01 1988

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, ~~REVIEW~~ O.C.H. O.C.P.
WATER, SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision GALLAGHER TRAIL as submitted by _____
_____ for the building or subdivision of _____
_____ has been _____
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason.

No objection

No change in Driveway Location

Don Seale
M.S.D.O.T.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

2-2-88

DATE

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN OR Lot Line Change
OR SUBDIVISION PLAN APPROVAL

1. Name of Project New Truck Sales Showroom For Gallagher Trucking
2. Name of Applicant KWG Realty Corp. Phone 565-7700
Address Windsor Highway, New Windsor, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record KWG Realty Corp. Phone 565-7700
Address P.O. Box 2628, Newburgh, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Gregory J. Shaw, P.E. Phone 561-3625
Address 744 Broadway, Newburgh, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney N.A. Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the West side of Windsor Highway
(Street)
250 feet North
(Direction)
of Fern Ave.
(Street)
7. Acreage of Parcel 11.36 Acres 8. Zoning District P.I.
9. Tax Map Designation: Section 9 Block 1 Lot 23.1
10. This application is for construction of new 1 story 3420 S.F.
building for new truck sales showroom.
11. Has the Zoning Board of Appeals granted any variance or a
special permit concerning this property? No

If so, list Case No. and Name _____

12. List all contiguous holdings in the same ownership
Section N.A. Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE
STATE OF NEW YORK SS.:
STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____
(Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
to make the foregoing
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

X [Signature]
(Owner's Signature)

30th day of September 1987 SAME AS OWNER
(Applicant's Signature)

[Signature]
Notary Public (Title)

Comm. 10/31/89 KATHLEEN GALLAGHER
NOTARY PUBLIC STATE OF NEW YORK
ORANGE COUNTY
4834806

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Edward F.X. Gallagher, deposes and says that he
resides at 24 Balmville Rd., Newburgh, N.Y. 12550
(Owner's Address)

in the County of Orange
and State of New York

and that he is the owner in fee of Tax Map Designation
Section 9, Block 1, Lot 23.1 in the Town of New Windsor.

which is the premises described in the foregoing application and
that he has authorized Gregory J. Shaw, P.E.
to make the foregoing application as described therein.

Date: Sept. 29, 1987


(Owner's Signature)


(Witness' Signature)

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: New Truck Sales Showroom For Gallagher Trucking

Location: West Side of Windsor Highway, 250 Feet North of Fern Ave.

ID Number: Tax Map Designation: Section 9, Block 1, Lot 23.1

INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

ENVIRONMENTAL ASSESSMENT

- | | YES | NO |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|
| 1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will there be a major change to any unique or unusual land form found on the site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Will project alter or have a large effect on an existing body of water? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Will project have an adverse impact on groundwater quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Will project significantly effect drainage flow on adjacent sites? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Will project affect any threatened or endangered plant or animal species? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Will project result in a major adverse effect on air quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Will project have a major adverse effect on existing or future recreational opportunities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Will project result in major traffic problems or cause a major effect to existing transportation systems? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Is project non-farm related and located within a certified agricultural district? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Will project have any adverse impact on public health or safety? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Is there public controversy concerning any potential impact of the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

FOR AGENCY USE ONLY

Preparer's Signature: _____

Date: Sept. 29, 1987

Preparer's Title: Principal

Agency: Shaw Engineering

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|------------------------------------------|-------------------------------------|
| 1. <u>X</u> Site Plan Title | 29. <u>NA</u> Curbing Locations |
| 2. <u>X</u> Applicant's Name(s) | 30. <u>NA</u> Curbing Through |
| 3. <u>X</u> Applicant's Address(es) | Section |
| 4. <u>X</u> Site Plan Preparer's Name | 31. <u>NA</u> Catch Basin Locations |
| 5. <u>X</u> Site Plan Preparer's Address | 32. <u>NA</u> Catch Basin Through |
| 6. <u>X</u> Drawing Date | Section |
| 7. <u>X</u> Revision Dates | 33. <u>X</u> Storm Drainage |
| | 34. <u>X</u> Refuse Storage |
| 8. <u>X</u> AREA MAP INSET | 35. <u>X</u> Other Outdoor Storage |
| 9. <u>X</u> Site Designation | 36. <u>X</u> Water Supply |
| 10. <u>X</u> Properties Within 500 Feet | 37. <u>X</u> Sanitary Disposal Sys. |
| of Site | |
| 11. <u>X</u> Property Owners (Item #10) | 38. <u>NA</u> Fire Hydrants |
| 12. <u>X</u> PLOT PLAN | 39. <u>X</u> Building Locations |
| 13. <u>X</u> Scale (1" = 50' or lesser) | 40. <u>X</u> Building Setbacks |
| 14. <u>X</u> Metes and Bounds | 41. <u>NA</u> Front Building |
| 15. <u>X</u> Zoning Designation | Elevations |
| 16. <u>X</u> North Arrow | 42. <u>X</u> Divisions of Occupancy |
| 17. <u>X</u> Abutting Property Owners | 43. <u>NA</u> Sign Details |
| 18. <u>X</u> Existing Building Locations | 44. <u> </u> BULK TABLE INSET |
| 19. <u>X</u> Existing Paved Areas | 45. <u>X</u> Property Area (Nearest |
| 20. <u>X</u> Existing Vegetation | 100 sq. ft.) |
| 21. <u>X</u> Existing Access & Egress | 46. <u>X</u> Building Coverage (sq. |
| | ft.) |
| <u>PROPOSED IMPROVEMENTS</u> | 47. <u>X</u> Building Coverage (% |
| 22. <u>X</u> Landscaping | of Total Area) |
| 23. <u>X</u> Exterior Lighting | 48. <u>X</u> Pavement Coverage (Sq. |
| 24. <u>X</u> Screening | Ft.) |
| 25. <u>X</u> Access & Egress | 49. <u>X</u> Pavement Coverage (% |
| 26. <u>X</u> Parking Areas | of Total Area) |
| 27. <u>X</u> Loading Areas | 50. <u>X</u> Open Space (Sq. Ft.) |
| 28. <u>NA</u> Paving Details | 51. <u>X</u> Open Space (% of Total |
| (Items 25-27) | Area) |
| | 52. <u>X</u> No. of Parking Spaces |
| | Proposed. |
| | 53. <u>X</u> No. of Parking |
| | Required. |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: _____

Licensed Professional

Gregory J. Shaw, P.E.

Date: Sept. 29, 1987

NEW TRUCK SALES SHOWROOM FOR

GALLAGHER TRUCKING

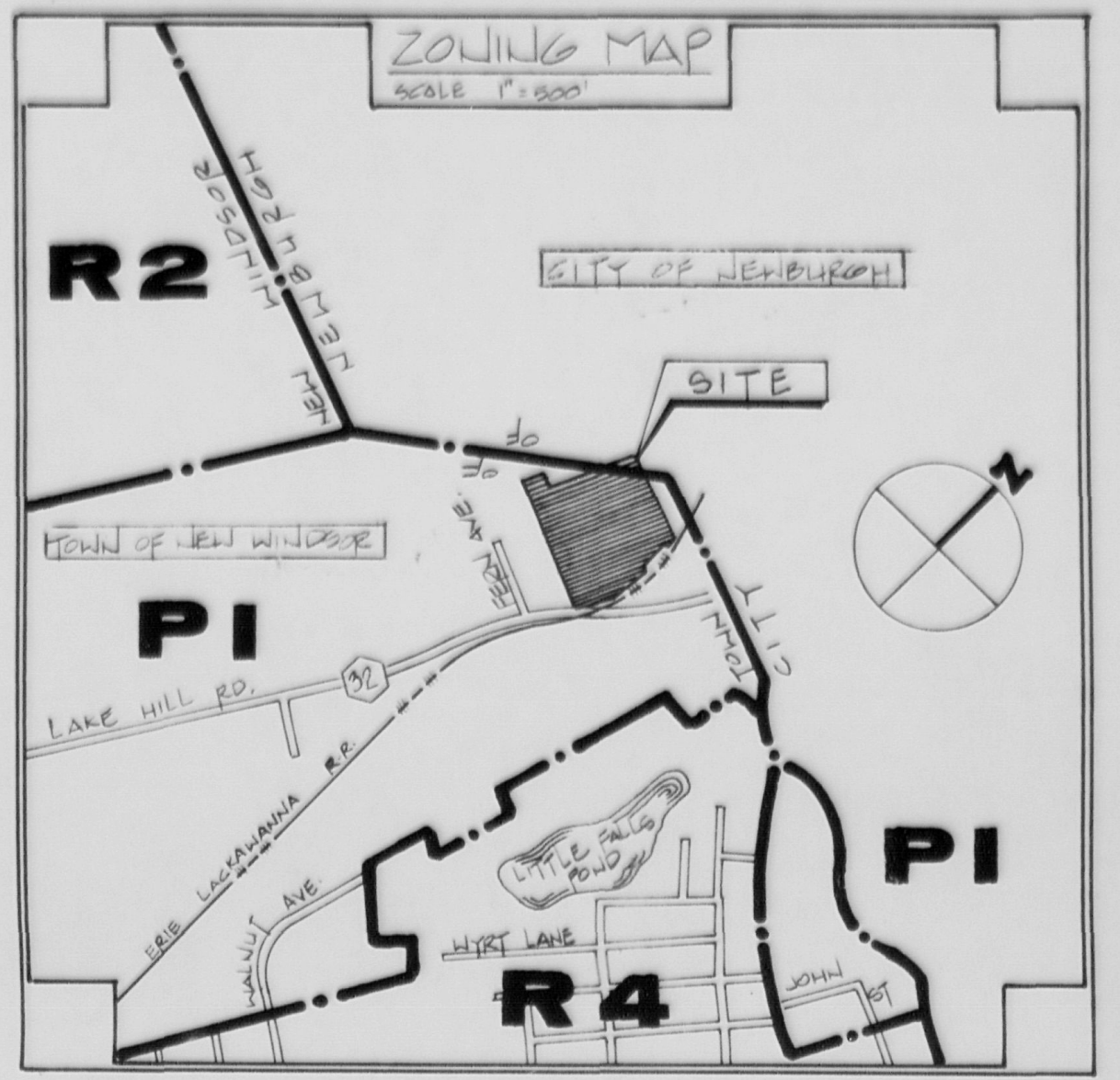
DIRECTORS OF K.W.G. REALTY CORPORATION

| | |
|------------------------|----------------|
| Edward F.X. Gallagher | President |
| Mary Roach | Vice-President |
| Corneilia R. Gallagher | Secretary |
| Frank X. Gallagher | Treasurer |



NOTES

- 1) ALL SANITARY SEWAGE DISPOSAL SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH NEW YORK STATE DEPARTMENT OF HEALTH STANDARDS AND THE PROVISIONS OF THE PUBLIC HEALTH LAW.
- 2) ALL SANITARY SEWAGE DISPOSAL SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH NEW YORK STATE DEPARTMENT OF HEALTH STANDARDS AND THE PROVISIONS OF THE PUBLIC HEALTH LAW.



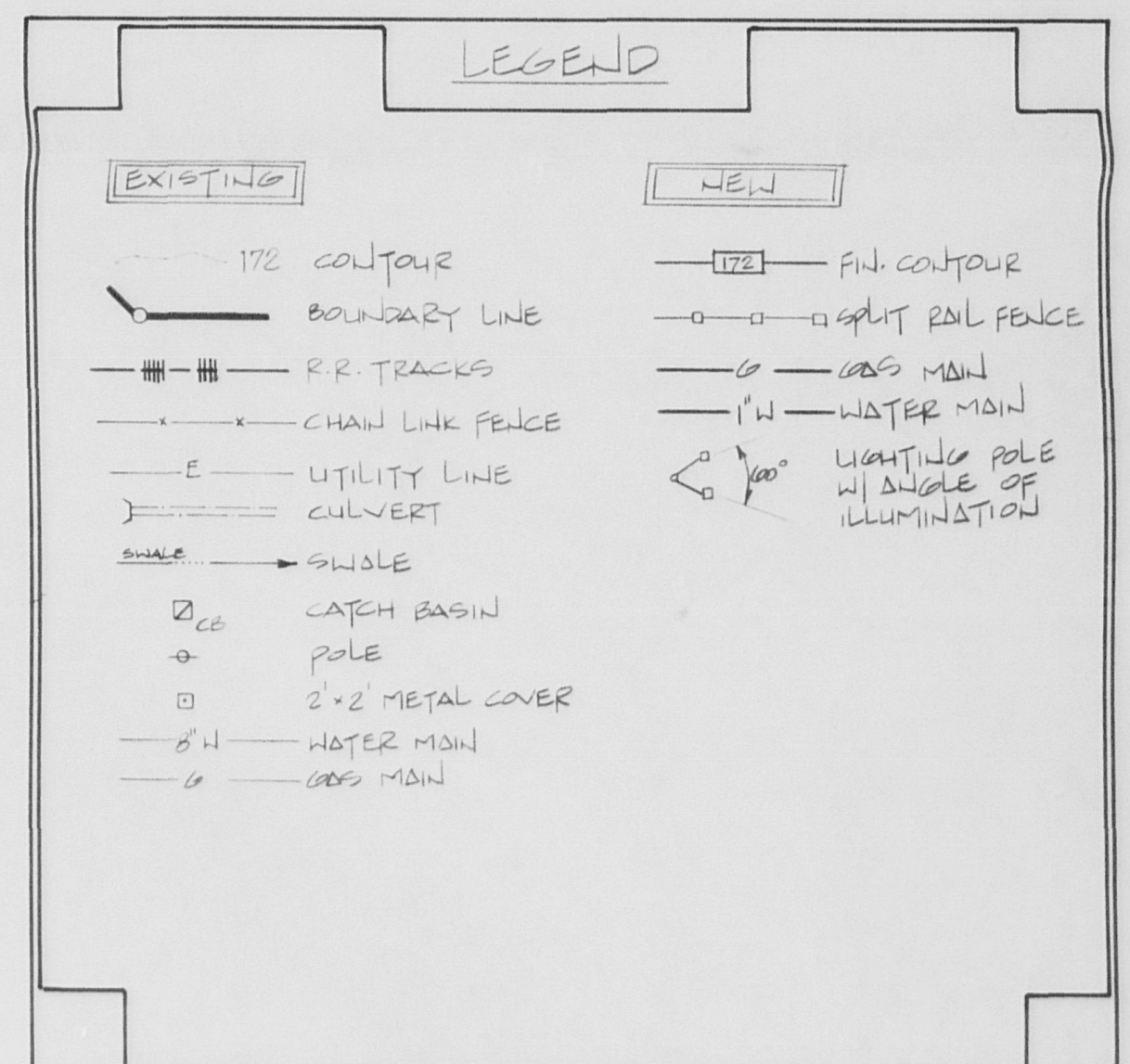
ZONING SCHEDULE

ZONING REGULATIONS OF C ZONE (DESIGN SHOWN)

| ZONE | PI | REQUIRED | PROVIDED |
|----------------------|---------|-------------|----------|
| LOT AREA | 5 ACRES | 11.30 ACRES | |
| LOT WIDTH | 200 FT | 522.5 FT | |
| FRONT YARD MIN | 100 FT | 135 FT | |
| REAR YARD (SETBACK) | 50 FT | 405.3 FT | |
| SIDE YARD (SETBACK) | 50 FT | 40 FT | |
| TOTAL BOTH SIDES | 100 FT | 665.3 FT | |
| STREET FRONTAGE | 60 FT | 154 FT | |
| MAX BLDG HEIGHT | 18 FT | 18 FT | |
| DEVELOPMENT COVERAGE | 10 % | 3.6 % | |

PARKING SCHEDULE

| EXISTING BUILDING | REQUIRED | PROVIDED |
|------------------------------------------------|------------------|-------------------|
| 4 BAY SERVICE BUILDING (4 BAYS @ 4 SPACES/BAY) | 16 | 16 |
| 5 BAY SERVICE BUILDING (5 BAYS @ 4 SPACES/BAY) | 20 | 20 |
| COACH & SCHOOL BUS STOP REPAIR | - | 53 |
| EXTERIOR TRUCK DISPLAY | - | 10 |
| TOTAL | 36 SPACES | 109 SPACES |
| OFFICE: 4,389 SF | | |
| 4,389 SF @ 1 SPACE/200 SF | 22 | 22 |
| PARTS & WAREHOUSE: 4,389 SF | | |
| 4,389 SF @ 1 SPACE/1000 SF | 5 | 5 |
| EMPLOYEE PARKING | - | 22 |
| TOTAL | 27 SPACES | 79 SPACES |
| NEW TRUCK SALES SHOWROOM | | |
| SHOWROOM: 1725 SF | | |
| 1725 SF @ 1 SPACE/150 SF | 12 | 13 |
| OFFICE: 1895 SF | | |
| 1895 SF @ 1 SPACE/200 SF | 9 | 11 |
| NEW LIGHT DUTY TRUCK DISPLAY | - | 106 |
| NEW MEDIUM AND HEAVY DUTY TRUCK DISPLAY | - | 10 |
| USED TRUCK DISPLAY | - | 22 |
| TOTAL | 21 SPACES | 158 SPACES |



COVERAGE SCHEDULE

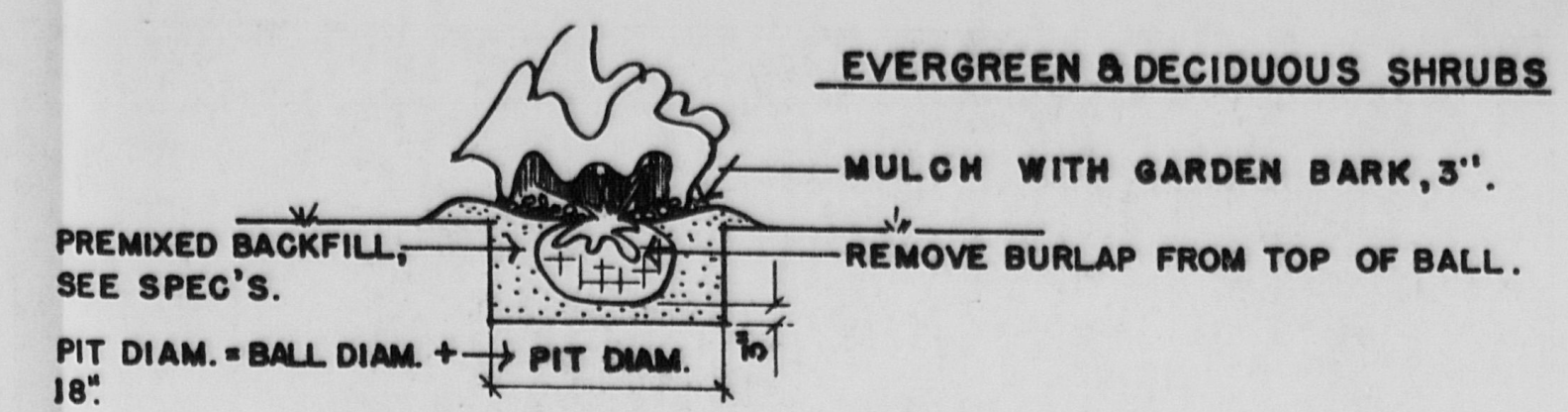
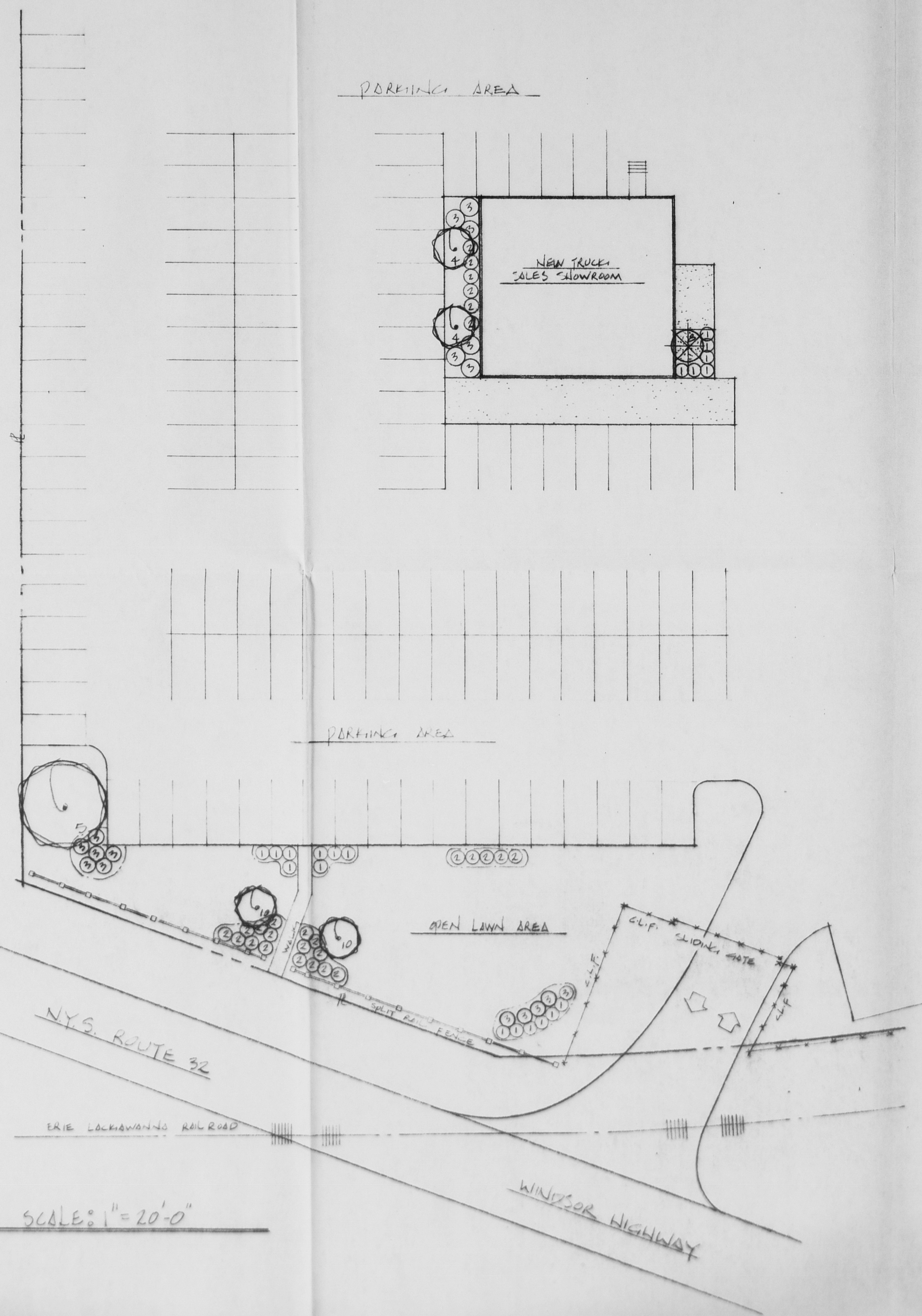
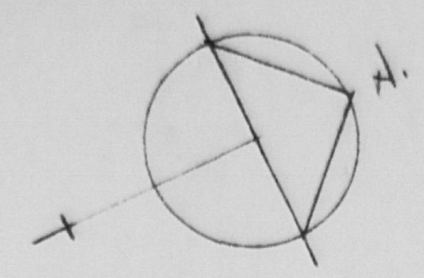
| BUILDING | 18,050 SF | 3.6% |
|-----------------|------------|-------|
| PAVEMENT/GRAVEL | 287,010 SF | 58.0% |
| OPEN SPACE | 189,780 SF | 38.4% |

NOTES

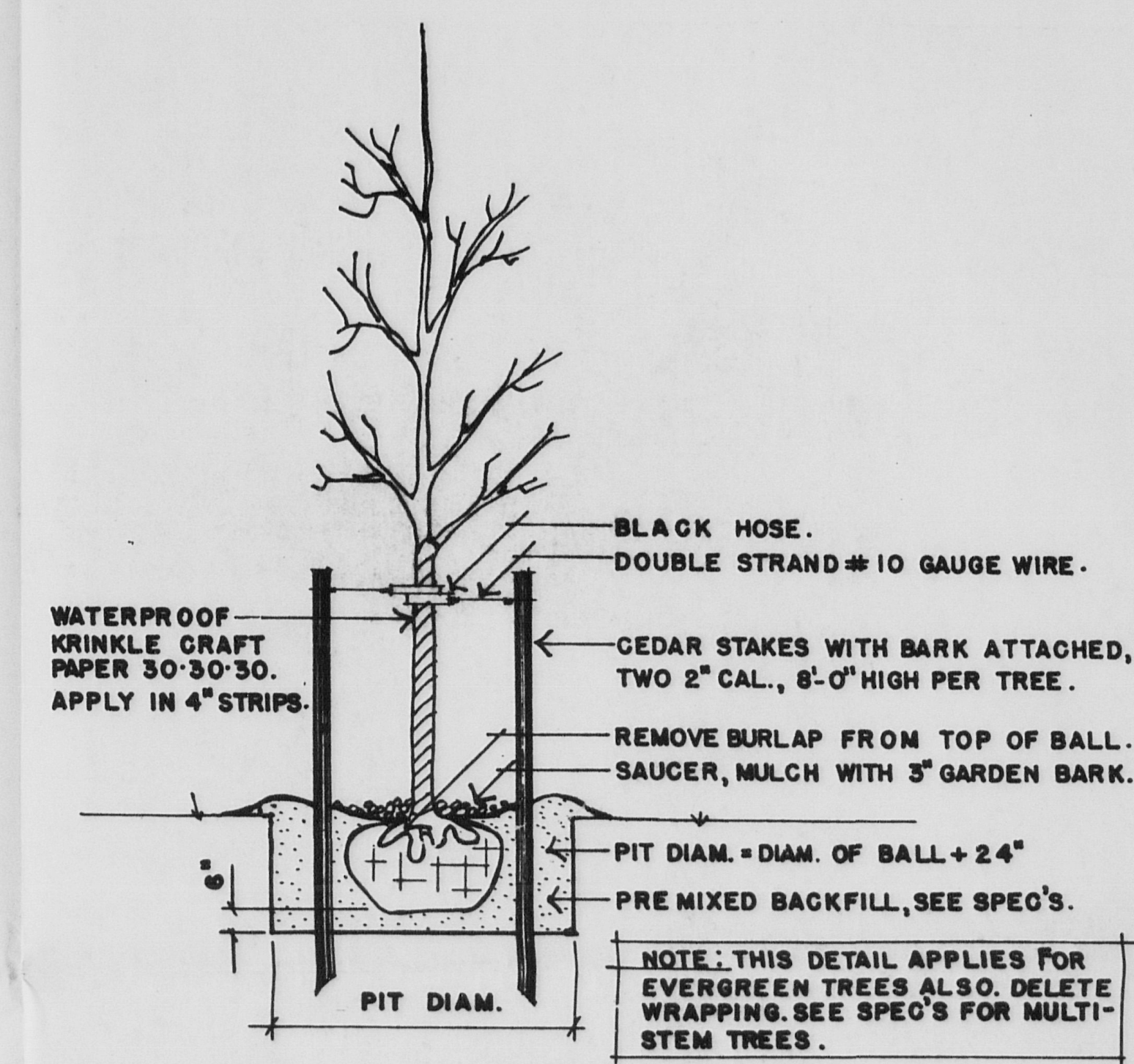
- 1) TOTAL AREA: PARCEL I 0.85 ACRES, PARCEL II 4.17 ACRES, PARCEL III 0.30 ACRES, TOTAL 11.30 ACRES.
- 2) RECORD OWNER AND APPLICANT: K.W. REALTY CORP., NEWBURGH, N.Y. 12550.
- 3) BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION OBTAINED FROM BOUNDARY SURVEY, TOPOGRAPHIC SURVEY FOR K.W. REALTY CORPORATION, PREPARED BY ELIAS D. MENDES, L.S., AND DATED DEPT. 14, 1987.
- 4) PARCEL TAX MAP REGISTRATION: DEPT. 9, BLOCK 1, LOT 251.
- 5) ELECTRIC SERVICE TO NEW TRUCK SALES SHOWROOM SHALL BE UNDERGROUND.
- 6) THE LOCATIONS OF THE EXISTING UTILITIES ARE TO BE CONSIDERED AS SHOWN ON THIS PLAN. EXCAVATION OF THE UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 7) N.Y. STATE INDUSTRIAL CODE, REQUIRES 2 WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLOWING UNDERGROUND UTILITIES. CALL CENTER TEL: 1-800-245-2228.

APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON 12-1-87.

BY: LAWRENCE JONES, SECRETARY.



DETAIL - SHRUB PLANTING



DETAIL - TREE PLANTING

PLANT LIST

| KEY | SCIENTIFIC NAME | COMMON NAME | SIZE | QUANTITY |
|-----|---------------------------|----------------------|-----------|----------|
| 1 | TAXUS CUSPIDATA DENS | DENSE JAP. YEW | 1'-2 1/2' | 20 |
| 2 | JUNIPERUS CLIN. PETERIANA | PFITZER'S JUNIPER | 2'-2 1/2' | 27 |
| 3 | VIBURNUM TOMENTOSUM | DOUBLE FILE VIBURNUM | 3'-4' | 12 |
| 4 | PYRUS CALLERYANA BRADFORD | BRADFORD PEAR | 7'-8' | 2 |
| 5 | ACER SACCARINUM | SUGAR MAPLE | 2'-2 1/2' | 1 |
| 6 | GLADITISIA TRIO. INERMIS | SHODENMASTER LOCUST | 6'-7' | 0 |
| 7 | PINUS STROBUS | WHITE PINE | 6'-7' | 0 |
| 8 | PINUS NIGRA | AUSTRIAN PINE | 7'-8' | 1 |
| 9 | MALUS HOPE | HOPES CRABAPPLE | 6'-7' | 0 |
| 10 | MALUS FLORIBUNDA | JAPANESE CRABAPPLE | 6'-7' | 2 |

NOTE: ALL PLANTS SHALL BE BURLAP OR POTTED TO MEET CURRENT STANDARDS OF AMERICAN ASSOCIATION OF NURSERYMEN.

APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON 12/23/1987

BY LAWRENCE JONES SECRETARY

REV 11/2/87

DON MOLLER LANDSCAPE ARCHT.
12 SYLVIA ST., NEWBURGH, N.Y.

LANDSCAPE PLAN

1 GOLLACHER TRUCKING
ROUTE 32 NEW WINDSOR, N.Y.
SCALE: 1" = 20'-0" DATE: 10/15/87